

Mail Recorded Deed and Tax Notice To:
Ivory Development, LLC, a Utah Limited Liability Company
978 Woodoak Lane
Salt Lake City 84117

13035470
7/23/2019 1:29:00 PM \$40.00
Book - 10806 Pg - 7907-7909
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 3 P.



File No.: 113229-JPF

WARRANTY DEED

Carden Properties, LLC, a Utah limited liability company

GRANTOR(S) of Salt Lake City, State of Utah, hereby Conveys and Warrants to

Ivory Development, LLC, a Utah Limited Liability Company

GRANTEE(S) of Salt Lake City, State of Utah

for the sum of Ten and no/100 (\$10.00) DOLLARS and other good and valuable consideration, the following described tract of land in **Salt Lake County**, State of Utah:

SEE EXHIBIT A ATTACHED HERETO

TAX ID NO.: 16-33-129-004, 16-33-129-014, 16-33-129-015 and 16-33-129-042 (for reference purposes only)

Together with all improvements and appurtenances restrictions and reservations of record and those enforceable in law and equity.

SUBJECT TO: Property taxes for the year 2019 and thereafter; covenants, conditions, restrictions and easements apparent or of record; all applicable zoning laws and ordinances.

Dated this 22nd day of July, 2019.

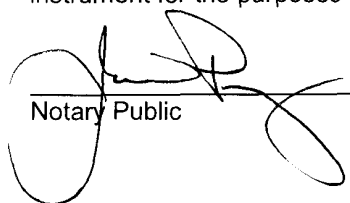
Carden Properties, LLC, a Utah limited liability company

BY: Laura Brown
Laura Brown, Manager

STATE OF UTAH

COUNTY OF SALT LAKE

On the 22nd day of July, 2019, personally appeared before me Laura Brown, who acknowledged herself to be the Manager of Carden Properties, LLC, a Utah limited liability company, and that they, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained.


Notary Public

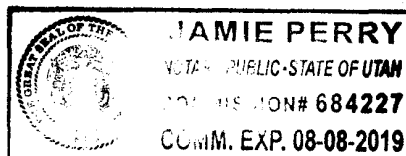


EXHIBIT A
Legal Description

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 2, AMENDED PLAT "A", MILL CREEK PARK SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 88°56' EAST 332.36 FEET; THENCE NORTH 00°01' EAST 151.24 FEET TO THE SOUTH LINE OF MILL CREEK WAY; THENCE SOUTH 89°59' EAST 65.90 FEET; THENCE SOUTH 00°01' WEST 149.99 FEET; THENCE NORTH 88°56' EAST 174.31 FEET; THENCE SOUTH 01°19'25" EAST 162.0 FEET TO THE CENTER LINE OF MILL CREEK STREAM; THENCE SOUTH 27°13' WEST 94.82 FEET; THENCE NORTH 47°25' WEST 60.7 FEET; THENCE SOUTH 72°07' WEST 69.7 FEET; THENCE SOUTH 67°08' WEST 62.2 FEET; THENCE SOUTH 10°07' WEST 49.7 FEET; THENCE SOUTH 67°21' WEST 78.2 FEET; THENCE NORTH 61°26' WEST 68.50 FEET; THENCE SOUTH 86°44' WEST 73.8 FEET; THENCE SOUTH 12°04' EAST 77.9 FEET; THENCE SOUTH 62°36' WEST 61.33 FEET TO THE EAST LINE OF HIGHLAND DRIVE; THENCE NORTH 24°48'32" WEST 22.44 FEET; THENCE NORTH 15°15'30" WEST 388.335 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION DEEDED TO SALT LAKE COUNTY IN THOSE CERTAIN WARRANTY DEEDS, RECORDED MAY 26, 2006 AS ENTRY NO. 9735248 IN BOOK 9299 AT PAGE 5172 AND RECORDED MAY 26, 2006 AS ENTRY NO. 9735249 IN BOOK 9299 AT PAGE 5173, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR THE WIDENING AND RECONSTRUCTION OF HIGHLAND DRIVE, A SALT LAKE COUNTY PROJECT, BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND LOT 20, MILLBROOK SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF SAID SECTION 33, THE BOUNDARIES OF SAID PARCEL ARE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID ENTIRE TRACT, WHICH POINT IS THE SOUTHWEST CORNER OF LOT 2, BLOCK 2, AMENDED PLAT "A", MILL CREEK PARK, A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SAID SECTION 33 AND RUNNING THENCE NORTH 88°56'00" EAST 1.339 METERS (4.39 FEET) ALONG THE SOUTHERLY LOT LINE OF SAID LOT 2 TO A POINT 11.250 METERS (36.91 FEET) RADially DISTANT EASTERLY FROM THE CENTERLINE OF SAID PROJECT; THENCE SOUTHERLY 126.573 METERS (415.26 FEET) ALONG THE ARC OF A 1,638.750 METERS (5,376.41 FOOT) RADIUS CURVE TO THE LEFT, CONCENTRIC WITH SAID CENTERLINE (CHORD BEARS SOUTH 18°06'46" EAST 126.542 METERS (415.16 FEET)) TO THE SOUTHERLY LOT LINE OF SAID LOT 20, MILLBROOK SUBDIVISION; THENCE SOUTH 79°04'00" WEST 0.224 METERS (0.73 FEET) ALONG SAID SOUTHERLY LOT LINE TO THE WESTERLY LOT LINE OF SAID LOT 20; THENCE ALONG SAID WESTERLY LOT LINE NORTHERLY 2.883 METERS (9.46 FEET) ALONG THE ARC OF A 859.516 METER (2,819.90 FOOT) RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 20°30'08" WEST 2.883 METERS (9.46 FEET)); THENCE SOUTH 62°36'00" WEST 6.192 METERS (20.31 FEET), MORE OR LESS, TO THE EAST LINE OF SAID HIGHLAND DRIVE; THENCE NORTH 24°48'01" WEST 6.565 METERS (21.54 FEET), MORE OR LESS, ALONG SAID EAST LINE; THENCE NORTH 15°14'41" WEST 118.653 METERS (389.28 FEET), MORE OR LESS, ALONG SAID EAST LINE TO THE POINT OF BEGINNING.